

TRANSFER  
TAX  
PAID

Doc # 2004025782  
Book 8884 Page 0133

48-114

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT I, JAMES A. WRIGHT**, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JAMES A. WRIGHT and CINDY H. WHEELER**, both of Waterville, County of Kennebec, and State of Maine, whose address is 15 Nudd Street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **JAMES A. WRIGHT and CINDY H. WHEELER**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, together with any buildings thereon, situated in **Waterville**, Kennebec County, Maine and more particularly bounded and described as follows, to wit:

Westerly about sixty-three (63) feet by Nudd Street; northerly about one hundred twelve (112) feet by land formerly of Susie C. Nudd; easterly about thirty-five (35) feet by land formerly of Nudd heirs and about thirty-three (33) feet by land formerly of Mrs. Emma L. Conner; southerly about one hundred seventeen and two tenths (117.2) feet by land formerly of one Hutchins and land formerly of Fred A. Harriman.

Also another certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit:-

Beginning at an iron pin driven in the ground in the easterly line of Nudd Street at said Bowler's northwesterly corner; thence northerly in said easterly line of Nudd Street five (5) feet; thence easterly in range of a point which shall be eight (8) feet southerly from the northeasterly corner of said Bowler's land to the dividing line between land of said Bowler and land of O. A. Meader; thence southwesterly in said Bowler's northerly line to the place of beginning. Being a triangular shaped piece of land given to said Bowler in exchange for a similar piece of land given by said Bowler to said Meader. Together with the right to use the driveway as now laid out on the homestead lot of the said Meader adjoining the above described premises for the purpose of putting in fuel, so long as said driveway is used as a driveway by the said Meader, his heirs and assigns.

Excepting and reserving from the above conveyance so much of the first described parcel as is described in a deed from Roscoe J. Bowler

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to Ora A. Meader dated October 23, 1920, being a triangular shaped piece of land given to said Meader in exchange for the second above described parcel of land.

Being the same premises conveyed to the herein Grantor by Warranty Deed of Joseph M. Jabar, Sr. and Renee F. Jabar, dated October 16, 2001 and recorded in the Kennebec County Registry of Deeds at Book 6672, Page 322.

**IN WITNESS WHEREOF, I, the said JAMES A. WRIGHT, have hereunto set my hand and seal this 16 day of August, 2004.**

Signed, Sealed and Delivered  
in the presence of:

Keri Brunelle  
Witness

James A. Wright  
**JAMES A. WRIGHT**

**ACKNOWLEDGEMENT**

STATE OF MAINE  
Kennebec, ss.

August 16, 2004

Personally appeared the above named JAMES A. WRIGHT and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Keri Brunelle  
NOTARY PUBLIC

Kevin Brunelle  
(print name)

KEVIN M. BRUNELLE  
Notary Public, Maine  
My Commission Expires September 10, 2010

Received Kennebec SS.  
08/23/2004 01:07AM  
# Pages 2 Attest:  
BEVERLY DUSTIN-HATHEWAY  
REGISTER OF DEEDS